

**PROSPECTUS – ALTERATION
IRS SERVICE CENTER
HOLTSVILLE, NY**

Prospectus Number: PNY-0376-HO18
Congressional District: 1

FY 2018 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project to decommission the Total Energy Plant (TEP) at the Internal Revenue Service (IRS) Service Center at 1040 Waverly Avenue in Holtsville, NY. The proposed project will disconnect generators and remove backup power systems that support non-critical building loads, resulting in reduced energy costs and mitigation of potential environmental contamination at this location.

FY 2018 Committee Approval and Appropriation Requested

(Design, Construction, Management & Inspection)\$6,434,000

Major Work Items

Electrical and heating, ventilation and air conditioning (HVAC) improvements; exterior construction; hazardous materials abatement; and site work.

Project Budget

Design	\$ 602,000
Estimated Construction Cost (ECC).....	5,396,000
Management and Inspection (M&I)	<u>436,000</u>
Estimated Total Project Cost (ETPC)	\$6,434,000

Schedule

	Start	End
Design and Construction	FY 2018	FY 2020

Building

The IRS Service Center was built in 1972 by the Town of Brookhaven and leased to GSA. Under the terms of the lease, ownership passed to GSA in 2002. Since that time, it has been a delegated facility, operated by IRS with IRS as the sole tenant. The facility is a single-story, concrete complex consisting of 5 interconnected buildings, with a total of 565,198 gross square feet. Each building has a lobby area, with Building 4 as the main entrance to the complex. The property includes 2,306 outdoor parking spaces.

The facility has an existing TEP building that includes six generators for backup power. The facility was originally designed with the TEP providing electricity to support the Service Center. This was all generated electric power until 1987, when the Service Center was connected to the local utility.

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Tenant Agencies

IRS

Proposed Project

The proposed project will disconnect the Service Center's backup generator power supply system. The decommissioning includes disconnecting six generators and removal of the backup power supply system and all related equipment that supports non-critical building loads (including oil tanks, pumps and supply lines). Hazardous materials encountered will be abated.

Major Work Items

Electrical Improvements	\$3,132,000
Exterior Construction	683,000
Site work	690,000
Hazardous Materials Abatement	550,000
HVAC Improvements	<u>341,000</u>
Total	\$5,396,000

Justification

IRS has maintained and used the equipment since transferring to local power to ensure no interruption to the redundant power supply for both the fire pump and sewage treatment plant, but maintaining the equipment has become increasingly difficult and expensive. Decommissioning of the equipment will significantly reduce the maintenance costs incurred by the government. The work also would significantly decrease the potential for fuel oil contamination of Long Island groundwater from the TEP generator.

Summary of Energy Compliance

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

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Prior Appropriations

None

Prior Committee Approvals

None

Prior Prospectus-Level Projects in Building (past 10 years)

None

Alternatives Considered (30-year, present value cost analysis)

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.

Recommendation

ALTERATION

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Certification of Need

The proposed project is the best solution to meet a validated Government need.

May 17, 2017

Submitted at Washington, DC, on _____

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration